



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



Luckman Cottage Warren Grove, Washwood Heath, Birmingham B8 2XL

Price £300,000

A unique 150 year old, 3 bedroom detached cottage, in a secluded location off Warren Grove Washwood Heath. The property benefits from a large vehicular access, via double gates and a substantial lawned garden that is private and not overlooked. Internally benefits include the installation of gas fired central heating, partial UPVC double glazing with substantial modern breakfast kitchen and luxury bathroom, together with 3 double bedrooms. It even has a downstairs cellar!



Warren Grove is located off the main Washwood Heath Road Ward End.

This detached 150 year old cottage stands well back from the roadway behind a gated entrance and large paved vehicular driveway approach providing off road parking space for multiple vehicles.

In turn the property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC front door entrance.

RECEPTION HALL

Twin panel central heating radiator, staircase off.

SITTING ROOM (FRONT)

12'11 x 11'1 (3.94m x 3.38m)

Polished fire surround with tiled inset and marble hearth. Single panel central heating radiator.

THROUGH LOUNGE

22'9 x 11'1 (max) 5'9 (min) (6.93m x 3.38m (max) 1.75m (min))

Laminated flooring. Period polished timber fire surround with tiled inset, 2 single panel central heating radiators.

REFITTED BREAKFAST KITCHEN

18'11 x 8'8 (5.77m x 2.64m)

Ceramic tiled floor, ceramic tiled floor, Belfast sink unit and an extensive range of fitted wall and base kitchen units. Including an integrated and concealed fridge, freezer, washing machine and dishwasher. 5 ring gas hob with double oven below, 2 UPVC double glazed windows and UPVC door to outside. Spotlights.

OFF IS STEPS DOWN TO A DRY CELLAR

ON THE FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

13' x 11'1 (3.96m x 3.38m)

Single panel central heating radiator.

BEDROOM 2 (FRONT)

13'1 x 11'2 (3.99m x 3.40m)

Single panel central heating radiator, full height walk in wardrobe.

BEDROOM 3 (REAR)

10'2 x 8'7 (3.10m x 2.62m)

Twin panel central heating radiator, 3 door mirror fronted wardrobe.

BATHROOM

14'3 x 8'4 (4.34m x 2.54m)

Ceramic tiled floor, large panelled in bath with jacuzzi fittings and separate walk in double shower cubicle.

Large pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

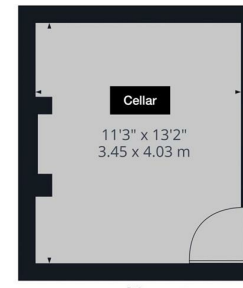
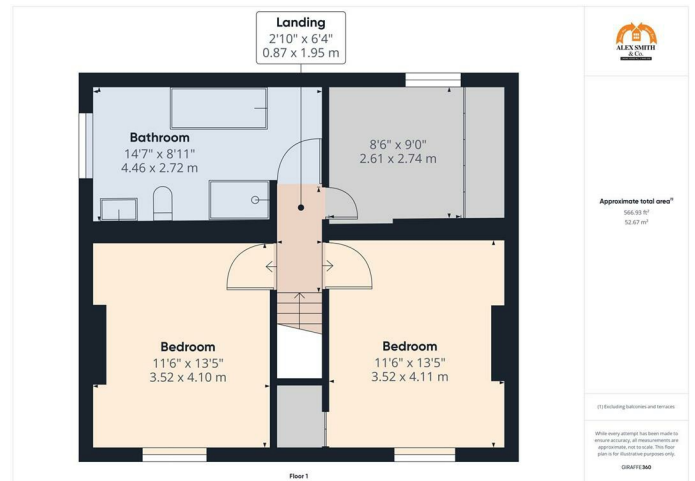
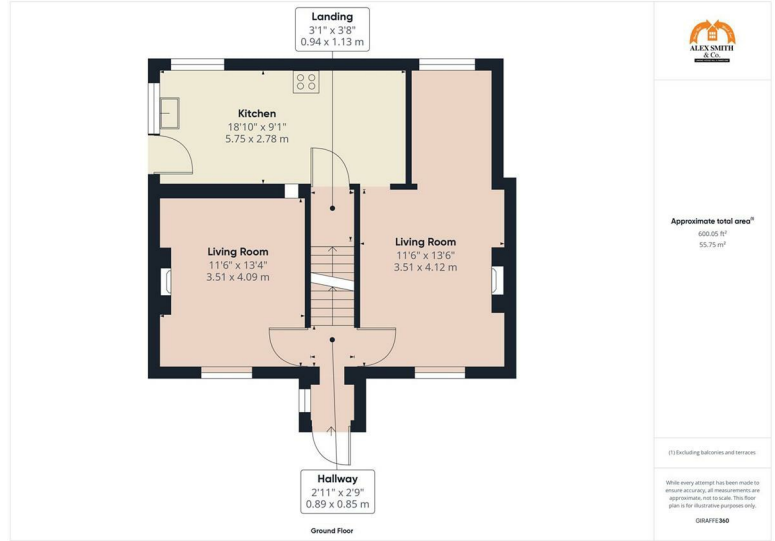
OUTSIDE

Large vehicular driveway with adjoining spacious very well kept lawned rear garden with mature and secluded borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,620.70 Year 2024/25.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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23 COLESHILL ROAD
HODGE HILL
BIRMINGHAM B36 8DT
TEL: 0121-784 6660